

Virginia Department of Historic Resources

PIF Resource Information Sheet

General Property Information	For Staff Use Only DHR ID #: 053-6119
Property Name(s): <u>Fair Oaks</u>	
Property Date(s): <u>1881</u> <input checked="" type="checkbox"/> Circa <input type="checkbox"/> Pre <input type="checkbox"/> Post Open to Public? <input type="checkbox"/> Yes <input type="checkbox"/> Limited <input checked="" type="checkbox"/> No	
Property Address: <u>23718 New Mountain Road</u> City: <u>Aldie</u> Zip: <u>20105</u>	
County or Ind. City: <u>Loudoun</u> USGS Quad(s): <u>Aldie</u>	

Physical Character of General Surroundings
Acreage: <u>91</u> Setting (choose one): <input type="checkbox"/> Urban <input type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Transportation Corridor
Site Description Notes/Notable Landscape Features:
Vernacular interpretation of Gothic Revival manor house in original oak grove setting. House faces ante-bellum 'old turnpike,' whose road trace remains. Late 19 th century manor house and site remarkably preserved. Farm remains operational in present day.
Secondary Resource Description
Full complement of agricultural dependencies also dating from late 19 th c., including hay barn, stable, corn crib, chicken coop, spring/meat house. Dependencies fully describe late 1800's farming practices.
Two 19 th century roadbeds, the "old turnpike," which runs in front of the house and the "Old Carolina," road which borders the east property line. Sunken traces of both historic roads remain visible and roads are described in historic deeds.
Fair Oaks was subject of Phase 1 archeological study in 2006. Six sites were investigated; one site, "Site 3" was recommended for Phase II archeological study.
The Moore family cemetery is on the property. Captain John Moore, who owned Aldie Mill with his family for five generations thereafter, is buried in Moore family cemetery.
Ownership Category: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public-Local <input type="checkbox"/> Public-State <input type="checkbox"/> Public-Federal

Individual Resource Information
What was the historical use of this resource? Examples include: Dwelling, Grist Mill, Bridge, Store, Tobacco Barn, etc...
Farming – main dwelling, hay barn, stable, spring house
What is the current use? (if other than the historical use) <u>farming</u>
Architectural style or elements of styles: <u>Gothic Revival, vernacular</u>
Architect, builder, or original owner: <u>Captain Augustus Zerega, Captain John Moore</u>
of stories <u>2</u> Condition: <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Poor <input type="checkbox"/> Ruins <input type="checkbox"/> Rebuilt <input type="checkbox"/> Renovated
Are there any known threats to this property? No, property is protected by easement. Previously, property was threatened in 2006

Resource Component Information

Please answer the following questions regarding the individual components of the resource. If the component does not exist, answer "n/a." If you feel uncomfortable in answering the question, please leave the space blank. Photographs of the features can also help our staff identify specific feature components. Usually, priority is given to describing features on the primary (front) facade of the structure.

Foundation: Describe the foundation that supports the structure. Examples include piers, continuous brick, poured concrete. Cut field stone with planar surface, commonly seen in Aldie

Structure: Describe the primary structural component of the resource. Include primary material used. Examples include log, frame (sawn lumber), and brick. Also include the treatment, such as a particular brick bond or type of framing, if known. Frame, balloon construction

Walls: Describe the exterior wall covering such as beaded weatherboard or asbestos shingles. German siding

Windows: Describe the number, material, and form of the primary windows. This includes the number of panes per sash, what the sashes are made of, and how the sashes operate (are they hinged or do they slide vertically) Have the windows been replaced? Vertically proportioned, large, two over two, double-hung wood. Two windows at rear of property - six over six. All original.

Porch: Briefly describe the primary (front) porch. List the primary material, shape of the porch roof, and other defining details. Front porch has square proportions. Finely detailed with original, machine-cut, decorative scrollwork. Square posts.

Roof: Describe the roof, listing the shape and the covering material. Painted standing seam with original wood shake underneath

Chimney(s): List the number of chimneys and the materials used. Include the brick bond pattern if possible. Interior brick chimney

Architectural Description of Individual Resource: *(Please describe architectural patterns, types, features, additions, remodelings, or other alterations. A sketch of the current floor plan would be appreciated.)*

The Fair Oaks manor house is a vernacular interpretation of the Gothic revival, complete with original woodwork, trim, and hardware. As well, the full complement of agricultural dependencies remains. The house and its site retain a high degree of integrity.

The front of the house is an L-shaped I-house; center hall flanked by a living room and drawing room, with dining and kitchen creating a rear ell. Flooring is narrow gauge pine tongue and groove flooring throughout. High ceilings and simply detailed architectural woodwork mark the interior. Baseboards, doors, casing, mantles are original to the house; all a representative example of early machine cut and turned decorative woodwork. Original hardware remains; box locks with white ceramic knobs and butterfly cast iron hinges with stamped scrollwork.

The existing rear kitchen and sleeping area above may have been an earlier structure, now encapsulated by the 1881 structure. The single room kitchen has a bead board, enclosed winder stair to the half story bedroom above. Interior wall finishes are machine cut lathe and horse hair plaster. Floors are narrow-gauge pine. Original windows at the second floor are double-hung, six-over-six wood sashes with original wavy glazing. A single, interior wood stove brick flue rises from the east (rear) elevation. Interior doors are raised, four-panel doors and more simple bead board doors. At the first floor, windows were replaced in the late 19th c remodeling with two-over-two, double-hung sashes, matching the rest in the house.

The exterior of the house is simply adorned; windows are vertically proportioned with arched trim, eaves are boxed, corner boards and rake boards have only flat detailing, the exterior wrapped in German siding. The house sits on a field stone raised foundation, with a cut, flat plan surface, typical of Aldie stonework.

The front porch is uniquely fanciful and distinguishes the house. The machine-cut scrollwork decorates the roof eaves of the porch. The front door is single-leaf with four, raised panels, the top two of which are semi-circular arched, and original hardware. The door surround is triple-lite sidelights and triple-lite transom above; some glazing is original with delicate, floral etching.

In the basement, exposed floor joists are visible. The joists cut by a sawmill, likely directly from the Aldie mill. In the attic, original cut rafters and original shake roofing remain in tact, covered by a later standing seam tin roof.

Early 20th c 'modern' amenities, such as indoor plumbing and a central boiler were added to the rear of the house after 1922, when the house was sold to the Gibson family. The original period fixtures including lavatory and tub in the bathroom and cast iron boiler in the basement remain adding to the distinctive character of the manor house.

The house faces east, towards the 'old turnpike,' which was cited in original deeds and likely abandoned prior to the Civil War. Today, the house is accessed from the rear of the property, along New Mountain Road, a Civil War era road. The manor house stands in it's traditional setting, surrounded by a large grove of mature oaks, likely dating to the construction of the house.

Dependencies:

Hay barn (contributing, late 19th c.)

The hay barn is distinguished by mortised, machine-cut timber framing with machine-cut board and batten siding, all largely original. Two pair of large loading doors distinguish the two long sides of the barn; one gable end is fenestrated at the second floor level for loading loose hay on the sliding track, which remains. The roofing is original wood shake, covered in standing seam tin. The barn sits on a cut fieldstone foundation.

Stable/ corn crib (contributing, late 19th c.)

The stable is also mortised timber framing, board and batten siding, shake roof with standing seam tin. There is an attached corn crib to the east. The stable sits on a cut fieldstone foundation, which displays the same masonry techniques as the manor house and hay barn, indicative the grouping of buildings was constructed at the same time.

Meat House/ Spring house (contributing, late 19th c.)

The meat house/ spring house is a one and a half story single pile construction with steep steps up to the main level. The dependency sits on a high, cut fieldstone foundation, built into a slope creating a ground level to serve as the spring house. The first floor joists are frayed, destroyed over time by continued salting (either the ground floor was also used for curing meat or salt may have leached through the floor, pulled by the wet environment.) The main level above is accessed by a steep exterior stair. The original wood shake roof remains, covered by c-channel roofing.

Garage (non-contributing, mid 20th c.)

A two bay, single story wood sided garage dates to the mid-20th c.

Contributing Sites:**Moore family cemetery (DHR No. 053-6120, late 19th c, contributing DHR)**

The Moore family cemetery remains in tact on the property near the Old Carolina Road, which borders the east property line. There are approximately two dozen headstones in the cemetery, including thirteen legible headstones with the surnames Moore, Douglass and Beard. The headstones date from the mid to late nineteenth century and mark the burials of the very young to the very old. Exemplifying the variety of ages interred in the cemetery was one, Rosanna Moore, born 2 January 1840 – died 26 January 1844; and one Anne M. Beard (b. 1810-d. 1900). Also of note were the graves of Captain John Moore (1807-1878) and his wife, Matilda L. Moore (1804-1877). The Moore family owned and operated the Aldie Mill for six generations.

Archeological sites (DHR No. 44KCISITE3, contributing, pre-historic and 19th c.)

Phase I Intensive Archeological testing was carried out March 2006. In addition to the farmstead and cemetery, four archeological resources were identified. Of these four, 'Site 3,' which was located along the 'Old Carolina' roadbed contained pre-historic remains suggesting the site of a lithic workshop and historic remains suggesting a 19th c dwelling. 'Site 3' was recommended for Phase II testing.

Road traces (contributing 18th and 19th c)

Both an 'old turnpike' and the 'Carolina Road' cross the property and their sunken beds remain visible. The 'old turnpike' is referred to in deeds and is likely the original route between the Aldie Mill and the Old Carolina road. The manor house likely faced the 'old turnpike,' so that the main entrance to the manor house would have been along the existing farm road leading out to today's Bucksville Lane. The 'Old Carolina Road' pre-dated today's Braddock Road and was a plank road between the mill and the ports at Alexandria. The Old Carolina Road forms the east line of the property. According to the owner, George Washington surveyed nearby Fair Oaks and probably traveled on the Old Braddock Rd on the east edge of the farm.

Significance Statement:

Fair Oaks Farm, located along New Mountain Road southeast of Aldie, is significant for its long association with the Aldie Mill. The farm, largely built circa 1881, is a representation of the enormous wealth created by the Mill, a local industrial center in a rural environment, in time when the South's economy was struggling to recover from the Civil War. Additionally Fair Oaks, is significant as a pristine example of a late 19th c vernacular interpretation of the Gothic Revival. The manor house, with its elaborately detailed front porch, survives as well as its significant collection of agricultural dependencies, demonstrative of agricultural practices of the late 1800's. Today, the property is still farmed.

The period of significance spans from the construction of the original kitchen wing in circa 1881, when the farm was owned by the Zerega¹ and Moore families, whose' wealth was created by the mill in their respective shipping and milling empires, until 1963 when the Gibson family owned the farm. 1963 represents the 50-year cut off.

Fair Oaks was originally part of the 227 acre 'Aldie Manor' tract owned sequentially by Charles Mercer, Augustus Zerega and Alex B Moore. Aldie Manor, built by Charles Fenton Mercer in the early 19th c., still stands in the village of Aldie. Mercer also built the Aldie Mill. After years of public service, Mercer moved to Florida, divesting his multiple Virginia holdings to two business partners, Captain John Moore and Captain Augustus Zerega. In 1835 Captain John Moore purchased the Mill and ten acres from Mercer. In 1842, Captain Augustus Zerega, purchased the 'Aldie Manor tract,' which included the house and a 227 acre tract which crossed the Bull Run Mountains. Zerega was a *Master Mariner* of Italian heritage, residing in Mount Vernon, Virginia and Westchester, New York. Born to parents residing in the West Indies of Italian decent, Zerega was attracted to Aldie because of the economic opportunities created by the mill. Captain Zerega is never listed on census records as ever living in Aldie, but has was a large land owner² and profited heavily from the agricultural wealth produced at the Aldie Mill, transporting goods from Aldie to eastern shipping ports. The 'Aldie Manor' tract, although comprised of mostly non-arable land, was of special interest to Zerega as it crossed the Bull Run Mountains along the Hollow Road (also known as Aldie Dam Road, and the Mountain Road.)³ This road was the shortest route between the Mill and the Old Braddock Road, leading to the Alexandria shipping ports, critical at a time when produce was still transported to Alexandria by oxen. Equally important, this road across the mountain avoided Mercer's newly constructed Little River Turnpike and it's tolls.⁴

Both John Moore and Augustus Zerega were naval captains and must have started their business friendship during their maritime service. Later, these two men built the Aldie Mill and the related shipping business into twin empires. Prior to the Civil War, Loudoun was one of Virginia's top producing agricultural counties and the Aldie Mill was one of the top producing mills.⁵ Captain John Moore died in 1879, leaving vast land holdings in five different states.⁶ Zerega died in New York ten years later leaving vast holdings as well.⁷

During the Civil War, the Mill and related shipping industry was likely spared as Captain Moore was a noted Union sympathizer and anti-secessionist, and Federal troops were reportedly allowed to hide in the grain bins. Moore's son, Alexander B Moore, was a Confederate sympathizer, allowing Mosby's Ranger into the mill to capture the flour-covered Union soldiers.

During the Reconstruction Era, the mill was operated by Captain Moore and his eldest son, Alexander B Moore, with Captain Moore's grandson, J E Moore acting as apprentice.⁸ JE Moore took over in 1881, and Alexander B Moore retired to farming, presumably to the Aldie manor tract.

In 1922, the heirs of Alex B Moore sold the property to the Carter Gibson family. Mr. Gibson's son, Dr. James "Jimmy" Gibson was the Middleburg physician, who in July 1955 was first to the scene to treat the then Senator Lyndon Johnson suffered a near fatal heart attack while visiting the Brown brothers at Huntland Farm. The Senator was transported to Washington hospitals after being successfully stabilized by Dr. Gibson.

The Gibson family sold the farm in 2005. By 2006, the acreage was slated for development and the farmstead was scheduled to be demolished. In 2010 the Peter Bassar and Georgia Ravitz Trust purchased the 91 acres. The farm has been placed into perpetual conservation easement. The farm buildings have been stabilized, with recent exterior envelope restorations.

¹ Zerega is historically spelled many different ways. Zedegh, di Zerega.

² Zerega dies in 1889, leaving 810 acres in Loudoun, three large tracts totally 510 acres in Aldie, LCWB 31/173

³ See attached map circa 1860 with the Aldie Manor tract highlighted in yellow. Even today, this oddly shaped tract remains in tact (see Loudoun county assessor maps.)

⁴ The 34 mile route between Aldie and Alexandria has toll houses every five miles, so the accumulated tollage along the turnpike must have been substantial for multiple passages.

⁵ [file://localhost/History of Loudoun County, Virginia. http://www.loudounhistory.org/history/agriculture-mills-and-wheat.htm](http://localhost/History of Loudoun County, Virginia. http://www.loudounhistory.org/history/agriculture-mills-and-wheat.htm)

⁶ Moore vs Moore chancery suit http://www.lva.virginia.gov/chancery/full_case_detail.asp?CFN=107-1898-029#img

⁷ LCWB 31/173

⁸ 1860, 1880, 1890 US census information showed Alex B Moore and JE Douglass were millers and farmers, living together as two bachelors in the village of Aldie. By 1890, Alex B Moore had married, moved to a farm and retired from milling. JE Douglass remains living in Aldie as the miller, with ___ as the mill operator.

Legal Owner(s) of the Property (For more than one owner, please use a separate sheet.)Mr. ☐ Mrs. ☐ Dr. ☐
Miss ☐ Ms. ☐ Hon. ☐

P BASSER & G RAVITZ REV TRUSTS

3319 Q ST NW

Washington

D.C.

20007

(Address)

(City)

(State)

(Zip Code)

locallygrownva@gmail.com

202-253-3737

(Email Address)

(Daytime telephone including area code)

Owner's Signature: _____ Date: _____

•• Signature required for processing all applications. ••

In the event of corporate ownership you must provide the name and title of the appropriate contact person.

Contact person: Georgia Ravitz and Peter Basser

Daytime Telephone: (202) 253-3737 (Georgia)

Applicant Information (Individual completing form if other than legal owner of property)Mr. ☐ Mrs. ☒ Dr. ☐
Miss ☐ Ms. ☐ Hon. ☐

Jane Covington Motion

Jane Covington Restoration

PO Box 741

Middleburg

VA

20118

(Address)

(City)

(State)

(Zip Code)

jane@janecovington.com

434-960-4678

(Email Address)

(Daytime telephone including area code)

Applicant's Signature: _____ Date: 3-4-2013

Notification

In some circumstances, it may be necessary for DHR to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator or City Manager.

Mr. ☐ Mrs. ☐ Dr. ☐
Miss ☐ Ms. ☒ Hon. ☐

Heidi Siebentritt

Preservation Planner

(Name)

(Position)

Loudoun

1 Harrison Street

(Locality)

(Address)

Leesburg

Va

703-777-0246

(City)

(State)

(Zip Code)

(Daytime telephone including area code)

Please use the following space to explain why you are seeking an evaluation of this property.

Owner is committed to stewardship of this property both placing the land into perpetual easement and stabilizing the historic farmstead, replacing roofs and repairing and painting siding.

Would you be interested in the State and/or the Federal Rehabilitation Tax Credits? Yes ☒ No ☐Would you be interested in the easement program? Yes ☐ No ☒ (Property is in easement)